



Westfield–Washington Township Advisory Plan Commission Minutes of the October 21, 2019 APC Meeting

Presented for approval: November 6, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 21, 2019 scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Approve October 7, 2019 meeting minutes with correction.

Motion: Willis; Second: Horkay. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

1908-PUD-20

Legacy Oaks PUD (formerly The Landings at Village Farms)

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Legacy Oaks PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a change in zoning. He stated that significant changes had been made to the PUD and said that since the public hearing the Department had received eight additional public comments.

Jon Dobosiewicz of Nelson and Frankenberger, representing the petitioner, said that since the August 5, 2019 meeting the petitioner reviewed all comments and held two focus groups that were positive and productive. He stated that Pulte was very appreciative of the public's input. He then gave a presentation highlighting the revisions along with several others that have been made to this proposal including but are not limited to: 1) removal of the entirety of the commercial area, 2) an additional proposed use of a public park for the area south of the pipeline, which is known as Area B, 3) the number of residential lots has been reduced from 94 to a maximum of 67, 4) Minimum Lot size for those residential lots has increased from 6,000 to 10,000 square feet, 5) and minimum square footage for homes has increased from 1,600 to 2,300 square feet. He said a public park

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has been added to the plan and that Pulte's Home Product Series had been changed to reflect the desires stated in public comments.

Smith asked what would happen if a park was not developed as a part of this project.

Dobosiewicz replied the area could accommodate a maximum of three additional homes.

Dobosiewicz would like the recommendation to the City Council include a change in language regarding parking area "change shall include parking area and benches..." to "may include parking area and shall include benches..."

Kelleher that the preserved tree lines had been discussed, but were not addressed in PUD. She asked if that point is a commitment.

Dobosiewicz replied that nothing in the landscape provisions are addressed in the PUD.

Woodard asked if additional trees could be added to rear yards of lots 20-43.

Dobosiewicz replied yes.

Kelleher asked if the tree line along the northeast was on their property.

Dobosiewicz replied the tree line straddles property line and a survey was conducted.

Dave Compton, with Pulte, said there is a commitment to saving trees.

Woodard asked if street trees would be required on both frontages of corner lots.

Compton said they would work with staff on the placement of the trees in regard to the layout of the lots/homes.

Motion: Forward 1908-PUD-20 to the City Council with a favorable recommendation with the following conditions:

- Change in language regarding parking area: "change shall include parking area and benches..." to "may include parking area and shall include benches..."
- One addition tree be placed in rear yard of lots 20-43.

Motion: Woodard; Second: Willis. Motion passed. Vote: 9-0.

1910-PUD-35

The Trails PUD Amendment III

801 E. 175th Street

Holladay Properties by Woolpert, Inc. requests an amendment to The Trails PUD District, specific to Lot 4, on 7.38 acres +/- to add an additional Concept Plan and Character Exhibit.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for an amendment. He said the only changes since the Public Hearing were revisions to the building elevations more clearly showing the screening of the first-floor parking that exists under the building as well as additional Character Exhibits detailing the patio garden areas and the parking garage screening.

Willis said he was warming up to this concept and likes some of the features. He said it is a good design for the location.

Hoover thanked petitioner for modifying the screening for parking garage. He said it is a good project with a great location.

Woodard asked about mechanical screening.

Crabtree replied the required screening will comply with the UDO standards.

Schmitz asked about visibility from Monon Bridge.

Crabtree replied the screening will be located in the middle of the rooftop and further set back.

Woodard asked about visibility from the Hampton Inn Hotel.

The Petitioner responded that they will provide sight line exhibit with the Detailed Development Plan.

Motion: Forward 1910-PUD-35 to the City Council with a favorable recommendation.

Motion: Smith; Second: Maue. Motion passed. Vote: 9-0.

1910-PUD-32

Village Park Plaza II PUD

Northeast Corner of US 31 and 146th Street

Washington Prime Group by Onpointe Land Matters, LLC requests a change in zoning of 32.7 acres +/- from the SB-PD: Special Business / Planned Development District to the Village Park Plaza PUD II District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Howard overviewed this request for a change in zoning.

No Commission comments.

Motion: Forward 1910-PUD-32 to the City Council with a favorable recommendation.

Motion: Willis; Second: Horkay. Motion passed. Vote: 9-0.

1910-ODP-19

Village Park Plaza II Plat

1910-SPP-19

Northeast Corner of US 31 and 146th Street

Washington Prime Group by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 8 Lots on 32.7 acres +/- in the Village Park Plaza II PUD District (pending).

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Kelleher asked for explanation of the waiver within the proposal.

Jesse Pohlman, with Onpointe Land Matter representing the petitioner, explained that the waiver has to do with concrete monument markers and that the waiver would allow an exception for not using concrete.

Motion: Approve 1910-ODP-19 & 1910-SPP-19, with the associated request for a waiver from UDO Article 8.5, and following staff conditions:

- Approval of 1910-ODP-19 & 1910-SPP-19 is contingent upon the approval of the Village Park Plaza II PUD Ordinance (Ordinance 19-48) by the City Council.
- All necessary approval be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to approval of a Secondary Plat.

Motion: Graham; Second: Woodard. Motion passed. Vote: 9-0.

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PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

1910-PUD-34

Chatham Hills PUD Amendment VII

Southwest Corner of US 31 and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1910-PUD-36

Claiborne Farms by Del Webb PUD

West and adjacent to Towne Road, and North and adjacent to 146th Street

Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1910-PUD-37

Dartown Crossing PUD Amendment I

North and adjacent to State Road 32, West and adjacent to Dartown Road

MR3 Development, LLC by Nelson & Frankenberger, LLC requests an amendment to incorporate an additional 9 acres +/- to the Dartown Crossing PUD District and establish standards for the new acreage.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1910-PUD-39

Maple Knoll PUD Amendment IV

17145 Spring Mill Road

Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1910-PUD-40

Grand Park Village PUD Amendment III

18160 Wheeler Road

RWE Management Company requests an amendment to the Grand Park Village PUD District to allow a veterinary clinic with outdoor play areas.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

1910-ODP-17

1910-SPP-17

Grand Park Village Sec. 6

18160 Wheeler Road

Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat review of 4 Lots on 37.366 acres +/- in the Grand Park Village PUD District.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0

Meeting adjourned at 7:40 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary